

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2021

REAP Grant Annual Report 2025

Sacramento Area Council of Governments

Overall Context:

Housing development in the six-county SACOG region has struggled to keep up with demand. This region has not built nearly enough multifamily housing products, and in particular multi-family in infill areas. These products, which include everything from small scale “missing middle” housing like fourplexes to larger apartment buildings, tend to be more affordable because they have smaller unit sizes and use less land per unit. The region will need to build more housing to provide lower-income households as well as to reduce racial inequality and residential segregation. The SACOG region’s housing gaps include how much housing is built overall, what type, where it is built, and who can afford it.

- **How Much?** Current housing production is only about half as much as we need. SACOG currently adopted MTP/SCS assumes almost 11,000 a year are needed to keep up with the demand of the next 20 years. In the last 10 years, the average production has been about 5,500 annually.
- **What Type?** Current housing production shows that our region isn’t building nearly enough multi-family housing. The MTP/SCS forecasts that 74% of our future home production should be in attached or single-family small-lot housing, with the majority needed in attached housing types. In the last decade, only 19% of the housing built has been attached, 30% has been small-lot single-family and 51% is in traditional large-lot single-family homes.
- **Where?** Critical to achieving our housing goals, as well as our transportation and air quality goals is maintaining a balance of infill and greenfield housing. Our region has several specific plans and master plans for future greenfield development. Phasing the development of these over time and maintaining infill development is a challenge. The MTP/SCS assumes that even as these greenfields begin to develop over the next 20 years that we maintain at least 64% of the new housing production in infill areas.
- **Who?** Currently housing is not affordable to most in our region, but people of color are particularly impacted. On average in our region, more than 50% of Black residents are paying more than 30% of their income on housing and 44% of Hispanic residents, 36% of Asian residents, and 34% of white residents are paying more than 30% of their

incomes towards housing costs. More production overall, especially in higher opportunity neighborhoods, and with a focus on higher-densities and attached housing will help reduce the housing cost burdens we are seeing today.

SACOG's REAP1 Program goals are consistent with the state's goals for REAP1 to increase and/or accelerate housing and we have added an emphasis on supporting more infill housing and more housing product variety given the challenges outlined above. Below is a high-level summary of our REAP1 Program that was completed and the final close out report was submitted to HCD on November 1, 2024.

\$2,825,000 for Non-Competitive Grants - The majority of our REAP1 funding provided grant funds to each of SACOG's 28 member jurisdictions for housing planning that has a nexus to increased or accelerated housing production. Grant award amounts were formula-based on the jurisdiction's share of units in the Regional Housing Needs Plan. Award amounts were between \$40,000 and \$600,000.

\$1,727,000 for Competitive Grants - A portion of REAP 1 funds were used to pilot a competitive, place-based grant program. The purpose of the competitive grants was to support housing planning aligned with the MTP/SCS within what we are calling "Green Zones." These green zones, which underpin the Green Means Go ("REAP 2.0") effort, are infill areas nominated by the local government to prioritize future infill development. Projects must be within Green Zones and either accelerate or increase housing in the Green Zone. Six grants were awarded, ranging from \$120,000 to \$575,000.

\$976,000 for Housing Element Updates – In the early part of the grant, staff worked with state and local agencies on the Cycle 6 Regional Housing Needs Allocation. In March 2020, the SACOG board adopted the final 2021-2029 Regional Housing Needs Plan. To support local agencies implementing the Regional Housing Needs Plan and achieve compliance with increased state requirements for Housing Elements, this sub-allocation provides between \$10,000 and \$200,000 to each jurisdiction to help pay for Housing Element updates. Grant amounts were based on the jurisdiction's share of units in the Regional Housing Needs Plan.

\$506,150 for Civic Lab Commercial Corridor Focus Teams – Prior to receiving the REAP1 grant, SACOG launched our second year of Civic Lab, which was focused on the revitalization of aging commercial corridors and main streets throughout the region. Several teams identified housing-related projects that qualify for REAP funds. This sub-allocation provides funding to implement projects that qualify under REAP and relate to a team's Civic Lab project work.

\$103,000 for Civic Lab Housing Series – early in the grant, SACOG organized and hosted a series of four housing related workshops targeted at local agencies. This Civic Lab Housing Series was intended to complement and support the noncompetitive and competitive grants outlined below. Additionally, SACOG will be using these funds to provide technical assistance to member agencies for Housing Elements or other REAP activities. This technical assistance was conducted in 2021 and 2022.

\$150,000 for South Lake Tahoe grant – HCD requested that SACOG administer the city of South Lake Tahoe’s REAP1 grant for this set amount of money, despite the city not lying within SACOG’s service boundary. SACOG’s role was to set up an agreement with the city, make a full payment for the grant amount upon the city’s invoice, and then provide an introduction between HCD staff and city staff. HCD took responsibility for the project oversight for the city’s grant.

\$144,730 for Housing Element Consultant Technical Assistance – SACOG and its consultants assisted local agencies with non-compliant housing elements to prepare revised elements for re-adoption. Four communities received direct technical support. In addition, SACOG and consultants provided analysis of local elements on the areas that they could improve upon, particularly implementation measures and Affirmatively Furthering Fair Housing.

\$331,000 Program Staff time –SACOG staff time was utilized to set-up the nearly 70 memorandums of understanding and scopes of work with each grant recipient agency. In addition, staff time was been utilized to help formulate projects and scopes, track projects as they progress and administer invoice payments. In the final stages of the grant, staff time will be used to close out sub-recipient grants, collect deliverables and administer invoices.

Total budget: \$6,762,880

Project Highlights, Best Practices and Recent and Anticipated Achievements:

[Insert information on Project Highlights, Best Practices and Recent and Anticipated Achievements]

This grant was closed out and fully documented in the project close out report that was submitted on November 1, 2024. All grant activities, summarized in the narrative above, was completed during this period. The final SACOG invoice was submitted and HCD reimbursed SACOG accordingly.

Status of Activities:

[Insert information on Status of Activities]

[Insert data in the following table regarding Status of Activities]

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
1	Civic Lab Year 2 pilot projects	\$506,150	\$499,826.30	Completed Nov 1, 2024	Completed	Will support public/private partnerships and increasing or accelerating housing on key aging commercial corridors. These projects will provide examples/case studies and best practices for other corridor specific housing work.
2	REAP 1 – Housing Element grants	\$976,000	\$973,789.75	Completed Nov 1, 2024	Completed	Adopted Housing Elements that meet state law and reflect our cycle 6 RHNA, which will result in:

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
						planning for more housing at all income levels and support AFFH goals.
3	Staff/Admin – Phase 1	\$84,500	\$84,500	Completed Nov 1, 2024	Completed	Staff time to set up program, work with grant recipients on projects and process almost 70 MOUs.
4	Civic Labor Housing Series	\$103,000	\$100,742	Completed Nov 1, 2024	Completed	Supporting innovation and best practices in housing planning will help provide more meaningful projects and outcomes for the rest of the REAP program
5	Non-competitive housing grants	\$2,735,000	\$2,770,586.12	Completed Nov 1, 2024	Completed	Will fund activities that support increased or accelerated housing by a variety of means: analysis of development process and zoning; ADU process review, specific plans, housing in corridor studies, development

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
						analysis. Jurisdictions and SACOG have MOUs set up and consultants selected, more progress in the remainder of 2023 and the first half of 2024.
6	Competitive housing grants	\$1,727,000	\$1,707,886.29	Completed Nov 1, 2024	Completed	Will fund activities that support increased or accelerated housing in key infill areas (Green Zones).
7	Staff costs – Phase 2	\$246,400	\$252,544.79	Completed Nov 1, 2024	Completed	Staff time to set up program, work with grant recipients on projects and process almost 70 MOUs.
8	Pass Thru Lake Tahoe	\$150,000	\$150,000	Completed Nov 1, 2024	Completed	n/a
9a	Non-compliant Housing Element technical assistance	\$95,200	\$105,200	Completed Nov 1, 2024	Completed	Consultant providing assistance on housing element follow-up.
9b	ULI infill analysis Marysville/Yuba City	\$87,500	\$84,304.75	Completed Nov 1, 2024	Completed	The cities of Marysville and Yuba City each have a

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
						viable infill housing site that has been analyzed by development professionals for market reality
9c	Unspecified technical housing assistance	\$52,130	\$33,500	Completed Nov 1, 2024	Completed	Remaining, unspecified funds used as needed for technical housing assistance
Total		\$6,762,880	\$6,762,880			

Summary of Indicators of Housing Production:

[Insert information on Indicators of Housing Production]

[Insert data in the following table regarding Summary of Indicators of Housing Production]

HCD post-submission corrections

Housing Production Indicator	Baseline Year (2019)	Current Year (2023) 2024	Cumulative Change	Notes
Building Permits	10,556 permits	13,694 12,777	4926	SACOG only has “final” building permits/cert of occupancy.
Certificates of Occupancy	6349 units	11651 12,531	5302	Tallied data as reported by local agencies submitted in 2023 APR for the year 2022. Cumulative decline due to circumstances with the pandemic.
Completed Entitlements	5,961	9158 4,686	3197	Currently SACOG only collects “final” building permits/cert of occupancy.